Transaction Set 824 - Application Advice

Transaction set 824 can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection, or acceptance with change of any transaction set. The application advice should not be used in place of a transaction set designed as a specific response to another transaction set.

HUD will use TS 824, Application Advice to notify mortgagees/lenders of errors within Application for Mortgage Insurance Benefits (TS 260); Mortgage Loan Default Status (TS 264); and Mortgage Record Change (TS 266).

For HUD, transaction set 824 will return errors found during the edit of the transaction set 260 submission of a claim and indicate that the claim must be resubmitted to enable HUD's application to successfully process the claim. Likewise, transaction set 824 will indicate the specific loan default report in error and detail the problem found during the edit of transaction set 264. Mortgagees/lenders will need to submit a corrected entry for that default case with a corrected transaction set 264. Transaction set 824 will also be used by HUD to indicate errors found during the edit of transaction set 266.

Transaction Set 824 for 266 Outline

The following pages contain the 824 transaction set outline to be used in relation with transaction set 266.

824 Application Advice

Functional Group ID=AG

Introduction:

This Draft Standard for Trial Use contains the format and establishes the data contents of the Application Advice Transaction Set (824) for use within the context of an Electronic Data Interchange (EDI) environment. The transaction set can be used to provide the ability to report the results of an application system's data content edits of transaction sets. The results of editing transaction sets can be reported at the functional group and transaction set level, in either coded or free-form format. It is designed to accommodate the business need of reporting the acceptance, rejection or acceptance with change of any transaction set. The Application Advice should not be used in place of a transaction set designed as a specific response to another transaction set (e.g., purchase order acknowledgment sent in response to a purchase order).

Heading:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
Must Use	010	ST	Transaction Set Header	M	1		
Must Use	020	BGN	Beginning Segment	M	1		
			LOOP ID - N1			2	
	030	N1	Name	O	1		
Not Used	040	N2	Additional Name Information	O	2		
Not Used	050	N3	Address Information	O	2		
Not Used	060	N4	Geographic Location	O	1		
Not Used	070	REF	Reference Numbers	O	12		
Not Used	080	PER	Administrative Communications Contact	O	3		

Detail:

	Pos. No.	Seg. ID	Name	Req. Des.	Max.Use	Loop Repeat	Notes and Comments
			LOOP ID - OTI			>1	
Must Use	010	OTI	Original Transaction Identification	M	1		
	020	REF	Reference Numbers	O	12		c1
Not Used	030	DTM	Date/Time/Period	O	2		
Not Used	040	PER	Administrative Communications Contact	O	3		
Not Used	050	AMT	Monetary Amount	O	10		
Not Used	060	QTY	Quantity	O	10		
Not Used	065	N1	Name	O	1		
			LOOP ID - TED			>1	
Not Used	070	TED	Technical Error Description	O	1		
Not Used	080	NTE	Note/Special Instruction	O	100		
			LOOP ID - LM			>1	
	085	LM	Code Source Information	O	1		n1
Must Use	086	LQ	Industry Code	M	100		
Must Use	090	SE	Transaction Set Trailer	M	1		

Transaction Set Notes

Electronic Data Interchange

1.   Use of the LM loop is limited to the identification of industry unique application error conditions.

Transaction Set Comments

1.   REF segments can be used as needed to further identify the original transaction set.

Data Mapping Guide

The following data mapping guide for TS 824 for TS 266 is based on version 003040 of TS 824 as defined by the X12 standard. The guide presents essential information for each of the segments and the constituent data elements.

Data Mapping Guide
Transaction Set 824
Application Advice

Segment:	**ST** **Transaction Set Header**
Position:	010
Loop:	
Level:	Heading:
Usage:	Mandatory
Max Use:	1
Purpose:	To indicate the start of a transaction set and to assign a control number
Syntax Notes:	
Semantic Notes:	**1** The transaction set identifier (ST01) used by the translation routines of the interchange partners to select the appropriate transaction set definition (e.g., 810 selects the Invoice Transaction Set).
Comments:	
Notes:	The ST segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**ST01**	**143**	**Transaction Set Identifier Code**	**M ID 3/3**
			Code uniquely identifying a Transaction Set	
			824 X12.44 Application Advice	
Must Use	**ST02**	**329**	**Transaction Set Control Number**	**M AN 4/9**
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
			NOTE: The control number is assigned and generated by the sender's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the ST segment (ST02) must be identical to the control number in the SE segment (SE02) for each transaction.	

	Segment:	**BGN** Beginning Segment

Segment: **BGN** Beginning Segment
Position: 020
Loop:
Level: Heading:
Usage: Mandatory
Max Use: 1
Purpose: To indicate the beginning of a transaction set
Syntax Notes: 1 If BGN05 is present, then BGN04 is required.
Semantic Notes: 1 BGN02 is the transaction set reference number.
2 BGN03 is the transaction set date.
3 BGN04 is the transaction set time.
4 BGN06 is the transaction set reference number of a previously sent transaction affected by the current transaction.
Comments: 1 BGN05 is the transaction set time qualifier.
Notes: The BGN segment is required each time a Transaction Set is sent.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	BGN01	353	**Transaction Set Purpose Code**	M ID 2/2
			Code identifying purpose of transaction set	
			HUD will send 00.	
			00 Original	
Must Use	BGN02	127	**Reference Number**	M AN 1/30
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.	
			Format: 5 AN characters, left justified. HUD will send TS 266 to indicate this transaction set contains application advice for a TS 266.	
Must Use	BGN03	373	**Date**	M DT 6/6
			Date (YYMMDD)	
Not Used	BGN04	337	**Time**	X TM 4/8
			Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)	
Not Used	BGN05	623	**Time Code**	O ID 2/2
			Code identifying the time. In accordance with International Standards Organization standard 8601, time can be specified by a + or - and an indication in hours in relation to Universal Time Coordinate (UTC) time; since + is a restricted character, + and - are substituted by P and M in the codes that follow Refer to 003040 Data Element Dictionary for acceptable code values.	
Not Used	BGN06	127	**Reference Number**	O AN 1/30
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.	
	BGN07	640	**Transaction Type Code**	O ID 2/2
			Code specifying the type of transaction	
			HUD will send SF for Single Family.	
			SF Single Family Program	
	BGN08	306	**Action Code**	O ID 1/2
			Code indicating type of action	

Segment:	**N1** Name
Position:	030
Loop:	N1 Optional
Level:	Heading:
Usage:	Optional
Max Use:	1
Purpose:	To identify a party by type of organization, name, and code
Syntax Notes:	1 At least one of N102 or N103 is required.
	2 If either N103 or N104 is present, then the other is required.
Comments:	1 This segment, used alone, provides the most efficient method of providing organizational identification. To obtain this efficiency the "ID Code" (N104) must provide a key to the table maintained by the transaction processing party.
	2 N105 and N106 further define the type of entity in N101.
Notes:	N1 contains the name of the receiving party, who is the servicer or holder-servicer mortgagee, along with the HUD-assigned mortgagee number.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	N101	98	**Entity Identifier Code**	M	ID 2/2
			Code identifying an organizational entity, a physical location, or an individual		
			HUD will always send LV.		
			LV Loan Servicer		
Not Used	N102	93	**Name**	X	AN 1/35
			Free-form name		
	N103	66	**Identification Code Qualifier**	X	ID 1/2
			Code designating the system/method of code structure used for Identification Code (67)		
			HUD will always send 62.		
			62 Servicing Mortgagee Number		
	N104	67	**Identification Code**	X	AN 2/17
			Code identifying a party or other code		
			Format: 5 AN characters, left justified.		
			HUD will send the first five digits of the HUD-assigned mortgagee number.		
Not Used	N105	706	**Entity Relationship Code**	O	ID 2/2
			Code describing entity relationship		
			Refer to 003040 Data Element Dictionary for acceptable code values.		
Not Used	N106	98	**Entity Identifier Code**	O	ID 2/2
			Code identifying an organizational entity, a physical location, or an individual		
			Refer to 003040 Data Element Dictionary for acceptable code values.		

Segment:	**OTI** Original Transaction Identification
Position:	010
Loop:	OTI Mandatory
Level:	Summary:
Usage:	Mandatory
Max Use:	1
Purpose:	To identify the edited transaction set and the level at which the results of the edit are reported, and to indicate the accepted, rejected, or accepted-with-change edit result
Syntax Notes:	**1** If OTI09 is present, then OTI08 is required.
Semantic Notes:	**1** OTI06 is the group date.
	2 OTI07 is the group time.
	3 If OTI11 is present, it will contain the version/release under which the original electronic transaction was translated by the receiver.
Comments:	**1** OTI02 contains the qualifier identifying the business transaction from the original business application, and OTI03 will contain the original business application identification.
	2 If used, OTI04 through OTI08 will contain values from the original electronic functional group generated by the sender.
	3 If used, OTI09 through OTI10 will contain values from the original electronic transaction set generated by the sender.
Notes:	One OTI loop will be sent for each FHA case number or project number.

Data Element Summary

	Ref. Des.	Data Element	Name		Attributes
Must Use	OTI01	110	**Application Acknowledgment Code**	**M**	**ID 1/2**
			Code indicating the application system edit results of the business data		
			HUD will send IA if the mortgage record change transaction was successfully processed.		
			HUD will send IR for complete rejection of transaction.		
			IA Item Accept		
			IR Item Reject		
Must Use	OTI02	128	**Reference Number Qualifier**	**M**	**ID 2/2**
			Code qualifying the Reference Number.		
			HUD will send Z8 for the single family FHA case number.		
			Z8 Federal Housing Administration Case Number		
			The unique loan number assigned by the Federal Housing Administration (FHA) to each FHA loan		
Must Use	OTI03	127	**Reference Number**	**M**	**AN 1/30**
			Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.		
			HUD will send the number corresponding to the code specified above.		
Not Used	OTI04	142	**Application Sender's Code**	**O**	**AN 2/15**
			Code identifying party sending transmission; codes agreed to by trading partners		
Not Used	OTI05	124	**Application Receiver's Code**	**O**	**AN 2/15**
			Code identifying party receiving transmission. Codes agreed to by trading partners		
Not Used	OTI06	373	**Date**	**O**	**DT 6/6**
			Date (YYMMDD)		
Not Used	OTI07	337	**Time**	**O**	**TM 4/8**

Time expressed in 24-hour clock time as follows: HHMM, or HHMMSS, or HHMMSSD, or HHMMSSDD, where H = hours (00-23), M = minutes (00-59), S = integer seconds (00-59) and DD = decimal seconds; decimal seconds are expressed as follows: D = tenths (0-9) and DD = hundredths (00-99)

Not Used	**OTI08**	**28**	**Group Control Number**	**X**	**N0 1/9**

Assigned number originated and maintained by the sender

Not Used	**OTI09**	**329**	**Transaction Set Control Number**	**O**	**AN 4/9**

Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set

Not Used	**OTI10**	**143**	**Transaction Set Identifier Code**	**O**	**ID 3/3**

Code uniquely identifying a Transaction Set
Refer to 003040 Data Element Dictionary for acceptable code values.

Not Used	**OTI11**	**480**	**Version / Release / Industry Identifier Code**	**O**	**AN 1/12**

Code indicating the version, release, subrelease, and industry identifier of the EDI standard being used, including the GS and GE segments; if code in DE455 in GS segment is X, then in DE 480 positions 1-3 are the version number; positions 4-6 are the release and subrelease, level of the version; and positions 7-12 are the industry or trade association identifiers (optionally assigned by user); if code in DE455 in GS segment is T, then other formats are allowed
Refer to 003040 Data Element Dictionary for acceptable code values.

Segment:	**REF** Reference Numbers
Position:	020
Loop:	OTI Mandatory
Level:	Summary:
Usage:	Optional
Max Use:	12
Purpose:	To specify identifying numbers.
Syntax Notes:	1 At least one of REF02 or REF03 is required.
Semantic Notes:	
Comments:	
Notes:	This REF segment is used to send the section of the act code, the mortgagee's loan number, and HUD's batch ID. HUD will send a batch ID for all single family cases. If you need to submit a corrected transaction to HUD in response to the error codes in this TS 824, the batch ID needs to be included in the corrected TS 266 in REF03 in Loop 0222.

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes	
Must Use	REF01	128	**Reference Number Qualifier**	M	ID 2/2

Code qualifying the Reference Number.

HUD will send F8 for single family transactions.
HUD will send 3A for the section of the act code or XK for the mortgage\loan number, if they were sent in the TS 266.
HUD will send TN indicating the transaction reference number (05, 06, or 07) relating to the associated original TS 266.
HUD will send 05 for Sale of Mortgage or Servicer Change, 06 for Change of Mortgagor, 07 for Prepayment, Termination, and Loan Maturity Maintenance.

3A		Section of the National Housing Act Code
		A code taken from the Mortgage Insurance Certificate indicating the specific National Housing Act Program under which the mortgage is insured
F8		Original Reference Number
TN		Transaction Reference Number
XK		Mortgagee Loan Number

	REF02	127	**Reference Number**	X	AN 1/30

Reference number or identification number as defined for a particular Transaction Set, or as specified by the Reference Number Qualifier.

HUD will send the section of the act code (a maximum of 4 characters) or the mortgagee's loan number (a maximum of 15 characters).

	REF03	352	**Description**	X	AN 1/80

A free-form description to clarify the related data elements and their content
Format: 33 AN characters, left justified.
HUD will send a batch ID if REF01 is F8.

Segment:	**LM** Code Source Information	
Position:	085	
Loop:	LM Optional	
Level:	Summary:	
Usage:	Optional	
Max Use:	1	
Purpose:	To transmit standard code list identification information	
Syntax Notes:		
Semantic Notes:		
Comments:	**1** LM02 identifies the applicable industry code list source information.	
Notes:	The LM segment indicates that the codes that follow in the LQ segment(s) are HUD codes. If OTI01 equals IP, the LM segment will contain codes. If the mortgage record change/termination is processed successfully, OTI01 will equal IA.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**LM01**	**559**	**Agency Qualifier Code**	**M ID 2/2**
			Code identifying the agency assigning the code values	
			HUD will send code HU to identify itself as the party assigning the code values in LQ02, data element 1271, Industry Code.	
			HU Department of Housing and Urban Development	
Not Used	**LM02**	**822**	**Source Subqualifier**	**O AN 1/15**
			A reference that indicates the table or text maintained by the Source Qualifier	

Segment:	**LQ** Industry Code	
Position:	086	
Loop:	LM	Optional
Level:	Summary:	
Usage:	Mandatory	
Max Use:	100	
Purpose:	Code to transmit standard industry codes	
Syntax Notes:	1	If LQ01 is present, then LQ02 is required.
Semantic Notes:		
Comments:		
Notes:	HUD will send one code per LQ segment. The LQ segment may be repeated for multiple codes.	
	HUD will send one or more codes. The first code will indicate status. One or more additional codes will be sent for errors. If the mortgage record change/termination is processed successfully, this segment will contain the code 00.	

Data Element Summary

Ref. Des.	Data Element	Name	Attributes	
LQ01	**1270**	**Code List Qualifier Code**	**O**	**ID 1/3**
		Code identifying a specific industry code list		
		Refer to 003040 Data Element Dictionary for acceptable code values.		
LQ02	**1271**	**Industry Code**	**X**	**AN 1/20**
		Code indicating a code from a specific industry code list		

Segment:	**SE** Transaction Set Trailer	
Position:	090	
Loop:		
Level:	Summary:	
Usage:	Mandatory	
Max Use:	1	
Purpose:	To indicate the end of the transaction set and provide the count of the transmitted segments (including the beginning (ST) and ending (SE) segments).	
Syntax Notes:		
Semantic Notes:		
Comments:	**1** SE is the last segment of each transaction set.	
Notes:	The SE segment is required each time a Transaction Set is sent.	

Data Element Summary

	Ref. Des.	Data Element	Name	Attributes
Must Use	**SE01**	**96**	**Number of Included Segments**	**M N0 1/10**
			Total number of segments included in a transaction set including ST and SE segments	
			NOTE: The number of segments is generated by the sender's translation software.	
Must Use	**SE02**	**329**	**Transaction Set Control Number**	**M AN 4/9**
			Identifying control number that must be unique within the transaction set functional group assigned by the originator for a transaction set	
			NOTE: The control number is assigned and generated by the sender's translation software. It should be sequential within the functional group to aid in error recovery and research. The control number in the SE segment (SE02) must be identical to the control number in the ST segment (ST02) for each transaction.	

Transaction Set 824 Error Codes

HUD's Mortgage Record Change and Terminations (TS 266) applications return one or more of the following codes in TS 824 in the LQ segment. If the mortgage record change/termination is processed successfully, 00 ("no errors") will be returned.

Terminology:
1) We refer to "**numeric**" input as something that requires numerals ONLY. For the purposes of this document input that shows alpha characters **or** a mixture of alpha and numeric characters **or** blanks is called "**not numeric**". If input requires numeric input but contains characters that are not numbers, the error message will state that data was not numeric.
2) "**Invalid**" is input that is numerical where required but the numbers are incorrect.

Transfer Error Codes

We have 3 sub-categories of transfer error codes, one that is mortgagee correctable (A), one where no mortgagee action is required (B), and one where the mortgagee should investigate the case status if the loan is more than three months old (C).

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A) Mortgagees must correct the errors indicated by the error codes, described below, and **resubmit the transaction as new**:

Error code	Description
33	Action Type Not 04 or 05
40	Holder Mortgagee Not Numeric
41	Servicer Mortgagee Not Numeric
42	Invalid Holder Mortgagee Type (the **only valid types** are: 1 = Government, 2 = Supervised, 3 = Non Supervised, 5 = Investing/Non-Profit)
43	Invalid Servicer Mortgagee (see list, error code 42)
44	Mortgage Amount Equals Zero
47	Transaction Set Mortgage Amount Not Equal HUD Database Amount
48, 52	Mortgagee Not on Record
50	Effective Date Prior to Amortization Date
53	Mortgage Amount Not Numeric
67	Action Type Not Numeric or Not 04 or 05
82	Effective Transfer Date Invalid
AE	Dash Missing or Misplaced in Case Number
AF	Case Number contains non-numeric characters (excluding dash

	and X)
AG	If Case Number is less than 11 digits, add X's as fillers
AH	Invalid Check Digit

B)   The following error codes mean that HUD has already received and updated the data in the transaction; **no mortgagee action required**:

17, 18, DP	Transaction previously received and updated
39	Case Not Active

C) The following error codes indicate suspended transactions.

EE	case is awaiting endorsement, upfront Premium received
85	case is awaiting endorsement, no Premium received. If the case is not a new case (closing date more than 3 months in the past), the mortgagee should investigate why HUD records do not show the case as endorsed.
EG	Case Terminated and Archived. Case in question was terminated more than five years ago.

Assumption Error Codes

We have 3 sub-categories of assumption error codes, one that is mortgagee correctable (A), one where the mortgagee should contact their FHA representative (B), and one where no mortgagee action is required (C).

A) Mortgagees must correct the errors indicated by the error codes described below, and **resubmit the transaction as new**:

Error Code	Description
44	Mortgage Amount is Zero
47	Original Mortgage Amount Not Equal to HUD database
53	Mortgage Amount is Not Numeric
84	Assumption Date Invalid or Not Numeric
A6	Mortgagor Name Equals Spaces
AE	Dash Missing or Misplaced in Case Number
AF	Case Number contains non-numeric characters (excluding dash and X)
AG	If Case Number is less than 11 digits, add X's as fillers
AH	Invalid Check Digit

B) The following error codes indicate suspended transactions.

EE   case is awaiting endorsement, upfront Premium received

85   case is awaiting endorsement, no Premium received. If the case
                               is not a new case (closing date more than 3 months in the past),
                               the mortgagee should investigate why HUD records do not
                               show the case as endorsed.

C) No mortgagee action required unless mortgagee's case status is different from
the case status reported by HUD. In such a case, mortgagee should contact FHA
representative.

EG   Case Terminated and Archived. Case in question was
                               terminated more than five years ago.

Termination Error Codes

We have 4 sub-categories of termination error codes, one that is mortgagee correctable
(A), one where an FHA representative should be contacted (B), one where no
mortgagee action is required (C), and one where the mortgagee should investigate the
case status if the loan is more than three months old (D).

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A) Mortgagees must correct the errors indicated by the error codes described
below, and **resubmit the transaction as new**:

Error Code	Description
21	Termination Date has to be later than Endorsement Date but no later than current date
41	Servicer Mortgagee Not Numeric
44	Mortgage Amount Not Numeric or Equals Zero
47	Mortgage Amount Not Equal to HUD Database Amount
67	Termination Type Invalid (11-15, 18-19, 21-24)
68	Termination Date Invalid
81, 68	Edit Error in Termination Year
82, 68	Edit Error in Termination Month (< '01' or > '12')
83, 68	Edit Error in Termination Day
92	Servicer Mortgagee Not on Record
AD	Previously Terminated for Refinance (Type 23)
AE	Dash Missing or Misplaced in Case Number
AF	Case Number contains non-numeric characters (excluding dash and X)
AG	If Case Number is less than 11 digits, pad with X
AH	Invalid Check Digit
A8	Termination Type must be 18 (Maturity)
A9	Transaction Set Original Mortgage Amount not equal to amount

	in HUD database
BM	Lender Must Not Use Termination Type 23. Termination Type 23 means that the termination is intended to be a refinance. However, Termination Type 23 is not accepted via external sources. In order to refinance an FHA case, the mortgagee must request a new case number and receive a Netting Authorization Number with the new case number. When the Upfront Premium is paid for the new case, the HUD Premium Collection System will automatically terminate the insurance on the old case. The mortgagee is required to send a 27050-A (or TS-266) Termination form to HUD for the old case using a Termination Type of 11.

B)   The following error codes concern the upfront premium payment process. **Contact your FHA representative** to discuss the case:

BE	Upfront Premium Discrepancy
05	No Premium Paid
AQ	Computed Premium Error

C)   The following error codes indicate suspended transactions; **no action necessary** on the part of the mortgagee:

BI	Suspended for Refinance; a refinance is in process involving this case; your transaction will be completed and you will receive a TS 824 when the upfront premium is received for the new case, or the new case is endorsed.
BT	Transaction Set Correct, Will Be Held until Month of Maturity
39	Case Already Terminated

D)   The following error codes indicate suspended transactions.

EE	case is awaiting endorsement, upfront Premium received
85	case is awaiting endorsement, no Premium received. If the case is not a new case (closing date more than 3 months in the past), the mortgagee should investigate why HUD records do not show the case as endorsed. Begin by verifying case status with your Field Office or via FHA Connection.
EG	Case Terminated and Archived. Case in question was terminated more than five years ago.